

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine
954-828-4966

Project Name: Pelican Beach Hotel, Ltd.

Case #: 6-R-01

Date: January 13, 2004

Comments:

1. No comments

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Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. 954-828-5123
Office Fax: 954-828-5275
Email: timw@cityfort.com

Project Name: Pelican Beach Hotel, Ltd.

Case #: 6-R-01

Date: January 13, 2004

Comments:

1. Please contact Tim Welch for Engineering comments.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Pelican Beach Hotel, Ltd.

Case #: 6-R-01

Date: January 13, 2004

Comments:

1. New codes apply to this project. Section 412 of the FBC will have the largest impact.
2. This will result in some cost savings on the mechanical and electrical systems. The smoke control requirements are not as stringent; the emergency power requirements are substantially reduced. Only 2 hrs of emergency power is required instead of the 24 hr fuel supply stipulated in the previous Code. A negative impact will be the requirement of elevator lobbies as per 412.6 of the FBC. Please revise the floor plans to include these.
3. A current flow test is required.
4. Show hydrant locations, DDC, FDC, and the fire main. ISO requirements apply. Hydrant recommended next to fire main FDC.

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Division: Info. Systems

Member: Gary Gray
(GRG)
954-828-5762

Project Name: Pelican Beach Hotel, Ltd.

Case #: 6-R-01

Date: January 13, 2004

Comments:

1. This site plan will adversely impact the City's communication networks in the future. The combined effects of building construction in Fort Lauderdale are having an adverse impact on the performance of the City's communication networks. Costs of mitigating the impact on the City's communication networks shall be born by the developer. Due to the severity of the impact, mitigation costs may be substantial. In the future, the developer may be required to provide mitigation resources at sites other than this project location.
2. An internal bi-directional amplifier system will be required to address communications issues within this building.

Recommendations:

1. To address the internal building Public Safety Radio System coverage the City requires that a bi-directional amplifier system be installed to distribute the radio signals to each floor. These bi-directional amplifier systems can be designed and installed by any experienced radio communications firm using City provided performance specifications.
2. Qualified firms are: BearCom, Matt Klass, (954) 733-2327; Control Communications, Fred Rodriguez, (954) 791-8040; Florida Radio Rental, John Andrade, (954) 581-4437; Kaval Wireless Solutions Inc., Dan Fitzsimmons, (561) 350-1602; Motorola Land Mobile Products Sector, Steve Wurster, (954) 723-8927; MS Benbow and Associates, Leo Holzenthal, (504) 836-8902; Rizzo Consulting Inc., Joseph Rizzo, (847) 372-6251; Signal Communications, Jonathan Franklin, (954) 493-6363.

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Division: Landscape

Member: Dave Gennaro
954-828-5200

Project Name: Pelican Beach Hotel, Ltd.

Case #: 6-R-01

Date: January 13, 2004

Comments:

1. Verify that the site's 35% landscape area requirement is met.
2. Verify that the 10' average buffer (with a 5' minimum) is provided where a vehicular use area adjoins an abutting R.O.W.
3. Verify that trees have the required minimum landscape area (trees up to 3" cal. require 8'; 3" cal. trees require a 15' minimum).

Recommendations:

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Division: Planning

Member: Lois Udvardy
(954) 828-5862

Project Name: Pelican Beach Hotel, Ltd.

Case #: 6-R-01

Date: January 13, 2004

Request: Site Plan Review/156 Room Hotel/RMH-60

Comments:

1. Discuss Zoning in Progress (ZIP) in regard to density. The maximum number of hotel rooms permitted for this site under ZIP is 136. The number of rooms previously approved was 157 and this proposal is for 156 hotels rooms.
2. Development requires a modification of yards for setbacks. Provide a narrative of compliance with Sec. 47-23.11 including subsection b. in regard to not casting a shadow that exceeds 50% of water or park.
3. Provide a chart on site plan listing all required and proposed setbacks and modification requested.
4. Discuss height with applicant and zoning representative. At the July 18, 2001 Planning and Zoning Board meeting a building height of 129 feet was approved. On September 24, 2002 an Administrative Review request approved a 7' height reduction resulting in a 122' approved height. Confirm the exact proposed height the yard modification will be based on.

Note: Site Information on site plan - letter "j" lists height as 171' – 4 ½". Discuss how height should be stated i.e., height upon which yard modification will be based and "overall" height.

Discuss conflict with Zoning in Progress max, height of 120'. Above 120' may be requested through a conditional use permit process.

5. Discuss whether the catwalk is considered habitable and provide a mechanical level floor plan and roof top floor plan. Provide floor plans for all levels.
6. Discuss providing a traffic study with Engineering representative and the applicant at the meeting. Study shall assess new traffic circulation and proposed abandonment of the 160 feet of North Atlantic Blvd. as well as deleting 170 linear feet of sidewalk on east side of North Atlantic Blvd. and replacing on west side of

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Atlantic Blvd. The applicant shall incur the City's cost for these consultant services. The traffic study must be submitted and reviewed by the City prior to the project obtaining pre PZ sign-offs.

7. A condition of previous approval was that the applicant obtains a valet parking agreement. This same condition will apply for this request. Inquire whether applicant has started this process.
8. A comment from Peter Partington, Traffic Engineering Design Manager, in regard to the surplus ROW comprising a portion of N. Atlantic Blvd. from FDOT is as follows:

“The developer is on the right lines but probably not quite there in terms of exactly what he is proposing. The Commission has agreed that they would be interested in accepting surplus ROW comprising a part length of N. Atlantic Blvd. from FDOT. If the City gets this, the Commission indicated it would look at granting a license to the developer to landscape and maintain this area...I'm not certain about a 'perpetual green space'. The developer needs to concurrently pursue FDOT for a transfer of ROW and go back to the Property and Right of Way with the exact proposals for the area in order to get a recommendation to move forward with an appropriate license.”
9. Planning and Zoning Board submittal requires full size plans.
10. Discuss applicant's proposal to enter into an agreement with the City to install a sign and wave wall in triangular parcel proposed to be abandoned by FDOT. Would a variance be required for sign?
11. Discuss with Engineering representative applicant's proposal to install, operate and maintain at its expense ten (10) Victorian style street light fixtures on the West side of North Atlantic Blvd. What review process would be required?
12. Discuss the oblique aerial drawings submitted by the applicant. Obliques must be from opposing views.
13. Proposal to adopt Willingham Park by providing irrigation and maintenance and redeveloping the park over a period of several years must be reviewed by the Parks and Recreation Division and possibly Property and Right of Way Committee.
14. Provide mass outlines of adjacent buildings on each elevation.

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15. Per Sec. 47-5.38, Table of Dimensional Requirements for RMH-60, (hotels with greater than 87 sleeping rooms up to a maximum of 120 sleeping rooms per net acre) requires review as a Site Plan Level III.

16. Provide a point-by-point narrative on how this development meets the following criteria:

Sec. 47-23.11, Modification of Required Yards

Sec. 47-25.2, Adequacy Requirements

Sec. 47-25.3, Neighborhood Compatibility Requirements (in its entirety)

Sec. 47-24.3.E, Conditional Use Criteria (if determined height is over 120')

17. Additional comments may be forthcoming at DRC meeting.

Strongly recommend presenting proposal to surrounding civic associations.

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Division:	Police	Member:	Det. C. Cleary- Robitaille (954) 828-6419
Project Name:	Pelican Beach Hotel, Ltd.	Case #:	6-R-01
Date:	January 13, 2004		

Comments:

1. The new additions to the Pelican Beach Hotel should be incorporated with the proposed security measures that had previously been discussed.
2. **Due to the high volume of building that is going on in the city it is impossible for the Fort Lauderdale Police Department to provide adequate security at all construction sites. It is highly recommended that the managing company make arrangements for private security.**
3. **Please submit comments in writing prior to DRC sign-off.**

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Division: Zoning

Member: Terry Burgess
954-828-5913

Project Name: Pelican Beach Hotel, Ltd.

Case #: 6-R-01

Date: January 13, 2004

Comments:

1. Discuss Zoning In Process regulations with the applicant.
2. Pursuant to section 47-23.11 a modification of required yards shall be reviewed as a site plan level III. Discuss requirement for new shadow study with applicant and Planning representative.
3. Discuss density requirements under Zoning In Progress.
4. Provide a roof top plan.
5. Clearly dimension building height as defined in section 47-2.